

शिल्पा
ARCADE
SHOPS | SHOWROOMS | OFFICES



LOCATED ON THE 75 MTR. DABHOI ROAD AND
18 MTR. ROAD JUNCTION

JUST 1 KM. FROM KAPURAI CHOWKDI

PROFIT FROM THIS UNIQUE ADVANTAGE !



SPECIFICATIONS

Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- Internal wall with Putty & primer and external wall with weather proof paint over double coat plaster.

Doors & Windows

- M.S Rolling Shutter with color for shops & Flush Door for offices.
- Powder coated aluminum sliding / glazing open able window.

Flooring & Wall Cladding

- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.

Electrification

- Sufficient electric point with concealed wiring along with modular switches of Anchor or equivalent with one AC/TV/Internet Point in each unit.
- Provision for three Phase meter on demand.

Exterior cladding, glazing & ACP Work as per architect's design

SPECIAL FEATURES & FACILITIES

- Contemporary Elevation
- Landscaping & Seating on the ground floor
- High speed automatic elevator access to all floors
- 100% power backup for lift & essential common utilities
- Sufficient parking space on Ground Floor & Basement
- Security of the building by CCTV camera at strategic locations
- Smart future Maintenance Planning
- Anti termite treatment to the building
- Provision of water connection, drainage and AC ducting in each unit

KEY PLAN



Site: Safalya Arcade, Near Kapurai Chowkdi, Dabhoi Road, Vadodra.

Payment Schedule: 25% Booking | 10% Plinth | 10% on First slab | 10% on Second slab | 10% on Third slab | 10% on Forth slab | 10% on Fifth slab | 10% on Flooring & Plaster | 5% Possession/Sale Deed

Please Note: 1. Stamp Duty, Registration Charges, Service Tax (at actuals) or any such present and future additional government taxes, Maintenance deposit, Development Charges, and Electrical Infrastructure charges and deposit will be charged extra. 2. Possession will be given only after one month of settlement of all accounts. 3. Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made within 30 days from the date of booking of new client of same unit after deduction of Rs.5000/- against administrative charge from booking amount. 4. Architect / Developers reserve all the rights to change the plan, elevation, specification, or any details will be binding to all. 5. Changes in any structural design & External facade will NOT be permitted under any circumstances. Internal changes if any will be permitted with prior permission. 6. Out door AC Unit will be fitted as per provision in the designed place by the architect. 7. All buyers / members are bound to follow all rules / instructions for future maintenance of building. 8. This brochure is for information purpose only, it does not form a part of the agreement or any legal documents.

